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REGENERAÇÃO URBANA DOS CENTROS HISTÓRICOS PRESERVANDO A COESÃO SOCIAL

URBAN REGENERATION TO SHELTER THE POOR IN CITY CENTRES

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RESUMO

A cidade do Porto (Portugal) – cujo centro histórico está classificado como património cultural da humanidade pela UNESCO – depara-se com uma pressão imobiliária crescente e tendencialmente gentrificadora.

Considerando a existência no Porto de 957 núcleos de “ilhas” (pequenas habitações alinhadas, construídas a partir do século XIX, destinadas a alojar as classes trabalhadoras, e que pertencem a cidadãos socialmente desfavorecidos), e o compromisso dos autarcas do Porto com os seus cidadãos no sentido da preservação das características (sociais, económicas, históricas e culturais) intrínsecas da cidade – este artigo relata os objetivos, metodologias, resultados e conclusões de um estudo de consultoria desenvolvido para a Câmara Municipal do Porto. É proposta uma política – que engloba a sustentabilidade ambiental, a coesão social e a viabilidade económica – de reabilitação das “ilhas” localizadas no centro histórico do Porto ou próximo dele, assente na preocupação de assegurar melhores condições habitacionais às famílias mais desfavorecidas que aí têm tradicionalmente vivido. É especificamente desenvolvido um estudo de caso para as “ilhas” localizadas na área de reabilitação urbana de Santos Pousada.

Este estudo começa com a realização de inquéritos e entrevistas à população, conjuntamente com a caracterização das “ilhas” e das suas respetivas habitações. Atendendo à dimensão média das famílias (cerca de três pessoas), à taxa média de ocupação das “ilhas” (56.9%) e à dimensão média dos alojamentos (aproximadamente 35 metros quadrados), é aqui proposta uma operação de reabilitação no sentido de duplicar a sua área, assegurando tanto quanto possível que a maioria das famílias permaneçam nas “ilhas” em que atualmente residem. Foram, seguidamente, avaliados os custos de intervenção, de acordo com o estado de conservação dos alojamentos, e analisou-se uma ferramenta financeira especialmente dirigida à reabilitação por privados, no sentido de identificar possíveis fontes de financiamento e os correspondentes montantes. Os custos e rendimentos envolvidos foram, então, comparados, sendo consequentemente sugeridas algumas propostas de rentabilização desta operação,

mobilizando os seus atuais habitantes, e preservando o património cultural do centro da cidade em todas as suas dimensões.

Este estudo mostra claramente de que modo as intervenções de reabilitação urbana permitem implementar a integração e a coesão social – através da aposta na qualidade e no conforto habitacionais – recorrendo, simultaneamente, a instrumentos financeiros que permitam recuperar, pelo menos, parte dos custos envolvidos. Esta proposta afirma-se, assim, como uma solução de compromisso entre o estado-providência e as forças competitivas de mercado, permitindo atingir um equilíbrio sustentável, atendendo às crescentes dificuldades financeiras com que os municípios se deparam, e que limitam o atingimento dos seus objetivos sociais.

Palavras-chave: *políticas públicas; coesão social; instrumentos financeiros urbanos; reabilitação urbana*

ABSTRACT

Porto city (Portugal) – which historical centre is classified as a worldwide heritage by UNESCO - is currently facing increasing real estate pressure aimed at gentrification and tourism land uses.

Considering the existence in Porto city of 957 nuclei of ranks of little houses that belong to deprived people, built from the 19th century on, and aimed at lodging the working class – usually called “islands” –, and the commitment of Porto political decision makers towards its citizens to keep the whole features of the city – social, economic, historical and cultural - the current article reports the goals, methodologies, results and conclusions of a consultancy study carried out for the Porto Municipality. Its main concern consists in providing deprived families better housing conditions, still assuring their social inclusion in the centre of cities, where they have always traditionally lived. Thus a policy is proposed – embracing environmental sustainability, social cohesion and economic feasibility - to rehabilitate “islands” located in or near the Porto historical centre. A case study was specifically designed for the “islands” located in the urban rehabilitation area of Santos Pousada.

First of all population surveys and interviews were carried out, complemented by the characterization of the “islands” and respective houses. Considering the average dimension of families (about three people), the average island occupation rate (56.9%) and the average dwellings’ surface (about 35 square meters), a rehabilitation operation was proposed in order to almost double this surface, assuring as far as possible that most families remain in the

“islands” where they currently live. Then intervention costs were assessed, according to dwellings’ keeping condition. A specific financial tool aimed at private urban rehabilitation was, then, analysed, in order to identify funding sources and corresponding reachable amounts. Cost burdens and incomes were then compared, and some policy proposals were made so to render the operation profitable, involving current inhabitants and preserving all dimensions of city centre cultural heritage.

This study clearly shows how urban rehabilitation interventions can support integration and social cohesion – betting on housing quality and comfort –, simultaneously resorting to financial tools to cover at least part of the involved expenses. So this proposal stands as a trade-off between the welfare state and competitive market forces, thus achieving a sustainable balance within the scope of the increasing financial difficulties that more and more hamper municipalities to achieve social goals.

Keywords: *public policies; social cohesion; urban financial instruments; urban rehabilitation*

1. INTRODUCTION

There are many disadvantaged and vulnerable families that live in under comfort-housing conditions in city centres. This communication presents the goals, methodology, outcomes and conclusions of a technical, economic and financial study that assesses how to provide better dwelling conditions to this people through urban rehabilitation operations, assuring their stay in the places where they have traditionally inhabited. The current consultancy study – delivered to Porto town council (Portugal) – is applied, as a case study, to a set of “islands” located in the urban rehabilitation area of Santos Pousada in Porto city.

An urban rehabilitation area (ARU) consists in a territorial surface characterized by shortcomings, obsolescence or degradation in buildings, infrastructure, public spaces and collective equipment’s uses, solidity, safety, aesthetics or health, that justifies an urban rehabilitation operation, enforced through a specific territorial management instrument or through an urban rehabilitation detail plan.

An urban rehabilitation operation consists in an integrated set of interventions that unite the urban rehabilitation of a certain area. The legal enforcement of an ARU involves the admission of private owners to financial and fiscal incentives and support to urban rehabilitation, as well as the settlement of tax benefits combined to municipal property taxes (www.portaldahabitacao.pt).

The ARU of Santos Pousada was enforced by Aviso N.º 1182/2015 – D. R. n.º 22/2015, and is legally framed by Law n.º. 32/2012 that amends and republishes D.L. n.º 307/2009. This ARU – which discontinuous urban fabric developed during the 19th century and only became consolidated during the first half of the 20th century – is characterized by a small homogeneous housing occupation that coexists with many built parcels with formal industrial uses – but currently derelict and rundown -, urban voids and old “islands” assigned to workmen lodging (www.portaldahabitacao.pt).

The economic and financial feasibility study herein presented shows that, within the Portuguese and Porto currently enforced urban rehabilitation and planning legislation, the application of the financial tool “Rehabilitation to rent – affordable housing”¹ - recently passed - turns possible the rehabilitation of these “islands” in a social-oriented way. This rehabilitation intervention should be mastered by the municipal powers, namely in what concerns the provision of management services, and the facilitation of trade-offs among the

¹ This financial tool is called “Reabilitar para Arrendar – Habitação Acessível” in Portuguese language.

involved stakeholders. Besides assuring the required social cohesion and all citizens' equal treatment, it is also sustainable from an economic and financial standpoint, what is more and more relevant within the current financial-crisis framework.

2. METHODOLOGY

The methodology is pursued through the following steps: (a) quantitative local data collection (concerning the number of “islands”², number of buildings and dwellings in each one, respective average surfaces, keeping condition, as well as the number of resident families and correspondent demographic composition), and population surveys (in order to grasp what they feel in relation to the place where they live, how they deal with neighbours, their social inclusion, main problems they face, willingness to remain in the same housing and why); (b) proposal of a physical intervention in dwelling rehabilitation providing resident families with a warranted surface between 50 and 60 square meters³, and assuring as far as possible that most families remain in the “islands” where they currently live; (c) identification, according to this proposal, of the number of new dwellings that will become unoccupied and, therefore, integrate a “dwelling repository” to manage in order to somehow cover at least part of the rehabilitation costs; (d) assessment of the intervention costs, according to dwellings' keeping condition (including demolition and rehabilitation costs); (e) assessment of the financial burden to be supported by dwelling owners according to the financial tool recently enforced and aimed at the rehabilitation of private dwellings “Rehabilitation to rent – affordable housing”; (f) assessment of the rents according to the enforced legislation, and (g) comparison between cost burdens and incomes, keeping in the “island” the deprived families that traditionally lived there, and selling or renting the new dwellings that belong to the “dwelling repository”.

3. OUTCOMES

As far as the “islands” located in the urban rehabilitation area of Santos Pousada are concerned, the main outcomes of this work – considering the total gross surface of each “island” is kept - point out the proposal to demolish 5 ruined dwellings, and to reconvert the initial 257 dwellings – currently inhabited by 159 families - into 173 new dwellings, thus

² The typological bracket of the “islands” depend on their physical layout.

³ The average surface of an “island's” dwelling is currently around 35 square meters.

resulting 23 unoccupied new dwellings (to include in the dwelling repository). These circumstances require the ultimate rehousing of 9 families (Table 1).

Table 1: Proposal for the physical intervention in the urban rehabilitation area of Santos Pousada (source: Porto Domus Social, author)

Address	Number	Parish	Morphological typology	Number of dwellings	Dwelling average surface according to morphological typology	Operational intervention proposal							
						Total dwelling gross surface	Number of dwellings with a total gross surface of 60 m ²	Percentage of occupied dwellings	Number of occupied dwellings	Proposed number of dwellings	Proposed new dwellings' surface	Number of new dwellings - number of occupied dwellings	
RUA AIRES ORNELAS	85	BONFIM	1.1	4	34,1	136,3	2,3	58,3	3	2	68,1	-1	
RUA BARROS LIMA	731	BONFIM	5	29	39,4	1141,2	19,0	44,2	13	19	60,1	6	
RUA BARROS LIMA	882	BONFIM	1.2	8	35,9	287,0	4,8	52,1	5	5	57,4	0	
TRAV BONFIM	17	BONFIM	4	28	77,3	2163,4	36,1	78,4	22	36	60,1	14	
RUA CAMARA PESTANA	330	BONFIM	1.1	20	34,1	681,4	11,4	58,3	12	12	56,8	0	
RUA COUTINHO AZEVEDO	13	BONFIM	1.2	7	35,9	251,2	4,2	52,1	4	4	62,8	0	
RUA COUTINHO AZEVEDO	31	BONFIM	1.1	7	34,1	238,5	4,0	58,3	5	4	59,6	-1	
RUA COUTINHO AZEVEDO	1	BONFIM	1.1	5	34,1	170,4	2,8	58,3	3	3	56,8	0	
RUA COUTINHO AZEVEDO	53	BONFIM	1.1	4	34,1	136,3	2,3	58,3	3	2	68,1	-1	
RUA EIRINHAS	58	BONFIM	3	7	48,4	338,5	5,6	62	5	5	67,7	0	
RUA EIRINHAS	109 B	BONFIM	8	4	34,1	136,4	2,3	10,7	1	2	68,2	1	
RUA EIRINHAS	183	BONFIM	1.2	10	35,9	358,8	6,0	52,1	6	6	59,8	0	
RUA EIRINHAS	151	BONFIM	2.4	6	24,5	147,2	2,5	52,9	4	2	73,6	-2	
RUA GOMES LEAL	34	BONFIM	1.2	10	35,9	358,8	6,0	52,1	6	6	59,8	0	
RUA GOMES LEAL	92	BONFIM	1.1	6	34,1	204,4	3,4	58,3	4	4	51,1	0	
RUA POVOA	471	BONFIM	1.1	14	34,1	477,0	7,9	58,3	9	9	53,0	0	
RUA POVOA	570	BONFIM	2.1	12	37,6	450,6	7,5	63,2	8	8	56,3	0	
RUA POVOA	626	BONFIM	1.1	6	34,1	204,4	3,4	58,3	4	4	51,1	0	
TRAV POVOA	212	BONFIM	1.1	16	34,1	545,1	9,1	58,3	10	10	54,5	0	
TRAV POVOA	263	BONFIM	2.5	9	37,6	338,1	5,6	67,2	7	6	56,3	-1	
TRAV POVOA	319	BONFIM	1.2	5	35,9	179,4		52,1	3			Demolition	
TRAV POVOA	426	BONFIM	1.2	35	35,9	1255,8	20,9	52,1	19	21	59,8	2	
PRAC RAINHA D AMELIA	2	BONFIM	1.2	5	35,9	179,4	3,0	52,1	3	3	59,8	0	
				257					159	173			

The assessment of the rehabilitation costs considers the values that result from the building rehabilitation practice of the works execution nuclei of Porto Vivo – Urban Rehabilitation Society⁴, according to their Urban Development Fund proposal for buildings in good, in reasonable or in bad maintenance keeping. Within this scope, costs of 100 €/m², 300 €/m², and 700 €/m² were taken for light, medium or deep rehabilitation works, respectively.

The computations performed point out a demolition cost of 538 euros, an average rehabilitation cost of 17.342 euros per dwelling, and a total rehabilitation cost for all the “islands” located in this urban rehabilitation area of 2 416 835 euros (Table 2).

⁴ Núcleo de Execução de Obras da Porto Vivo – Sociedade de Reabilitação Urbana.

Table 2: Systematization of the operation costs per dwelling and per “island” for the “islands” located in the urban rehabilitation area of Santos Pousada (source: Porto Domus Social, author)

Address	Number	Parish	Morphological typology	Number of dwellings	Dwelling average surface according to morphological typology	Operational intervention proposal		Number of dwellings in reasonable repair, bad repair or in ruin			Division of intervention costs				Gross surface of the new dwellings according to the maintenance state			Rehabilitation cost	
						Proposed number of dwellings	Proposed new dwellings' surface	Reasonable repair	Bad repair	Ruin	Total gross surface of the new proposed dwellings	Percentage of dwellings in reasonable repair	Percentage of dwellings in bad repair	Percentage of dwellings in ruin	Reasonable repair	Bad repair	Ruin	Cost per rehabilitated dwelling	Total cost of the intervention
RUA COUTINHO AZEVEDO	13	BONFIM	1.2	7	35,9	4	62,8	1	6	0	251,2	4,0%	96,0%	0,0%	10	241	0	18.334	73.336
RUA COUTINHO AZEVEDO	31	BONFIM	1.1	7	34,1	4	59,6	5	1	0	238,5	52,8%	46,8%	0,5%	126	112	1	11.704	46.817
RUA COUTINHO AZEVEDO	1	BONFIM	1.1	5	34,1	3	56,8	3	1	0	170,4	52,8%	46,8%	0,5%	90	80	1	11.147	33.441
RUA AIRES ORNELAS	85	BONFIM	1.1	4	34,1	2	68,1	3	1	0	136,3	52,8%	46,8%	0,5%	72	64	1	13.376	26.753
RUA BARROS LIMA	731	BONFIM	5	29	39,4	19	60,1	9	7	2	1141,2	22,0%	68,3%	9,8%	251	779	111	17.726	336.788
RUA BARROS LIMA	882	BONFIM	1.2	8	35,9	5	57,4	4	1	3	287,0	28,6%	28,6%	42,9%	82	82	123	23.782	118.912
TRAV BONFIM	17	BONFIM	4	28	77,3	36	60,1	0	0	0	2163,4	-	-	-	-	-	-	-	-
RUA CAMARA PESTANA	330	BONFIM	1.1	20	34,1	12	56,8	0	3	17	681,4	0,0%	26,1%	73,9%	0	178	504	33.824	405.885
RUA COUTINHO AZEVEDO	53	BONFIM	1.1	4	34,1	2	68,1	1	2	1	136,3	9,1%	72,7%	18,2%	12	99	25	24.159	48.318
RUA EIRINHAS	58	BONFIM	3	7	48,4	5	67,7	0	1	6	338,5	0,0%	25,0%	75,0%	0	85	254	40.626	203.128
RUA EIRINHAS	109	BONFIM	8	4	34,1	2	68,2	3	1	0	136,4	52,8%	46,8%	0,5%	72	64	1	13.388	26.776
RUA EIRINHAS	183	BONFIM	1.2	10	35,9	6	59,8	4	1	5	358,8	22,2%	22,2%	55,6%	80	80	199	28.570	171.420
RUA EIRINHAS	151	BONFIM	2.4	6	24,5	2	73,6	4	1	0	147,2	52,8%	46,8%	0,5%	78	69	1	14.449	28.898
RUA GOMES LEAL	34	BONFIM	1.2	10	35,9	6	59,8	7	1	2	358,8	46,7%	26,7%	26,7%	167	96	96	18.737	112.420
RUA GOMES LEAL	92	BONFIM	1.1	6	34,1	4	51,1	4	1	0	204,4	52,8%	46,8%	0,5%	108	96	1	10.032	40.129
RUA POVOA	471	BONFIM	1.1	14	34,1	9	53,0	5	9	0	477,0	12,2%	87,8%	0,0%	58	419	0	14.607	131.463
RUA POVOA	570	BONFIM	2.1	12	37,6	8	56,3	2	10	0	450,6	4,8%	95,2%	0,0%	21	429	0	16.362	130.896
RUA POVOA	626	BONFIM	1.1	6	34,1	4	51,1	6	0	0	204,4	100,0%	0,0%	0,0%	204	0	0	5.111	20.442
TRAV POVOA	212	BONFIM	1.1	16	34,1	10	54,5	14	2	0	545,1	63,6%	36,4%	0,0%	347	198	0	9.416	94.159
TRAV POVOA	263	BONFIM	2.5	9	37,6	6	56,3	9	0	0	338,1	100,0%	0,0%	0,0%	338	0	0	5.634	33.806
TRAV POVOA	426	BONFIM	1.2	35	35,9	21	59,8	16	19	0	1255,8	17,4%	82,6%	0,0%	218	1.037	0	15.859	333.048
PRAC RAINHA D AMELIA	2	BONFIM	1.2	5	35,9	3	59,8	0	0	0	179,4	-	-	-	-	-	-	-	-
AVERAGE AND TOTAL REHABILITATION COST (per scenario)																		17.342	2.416.835

It was then computed the value of the loan resulting from the operational intervention proposed for each “island” – considering the intervention costs previously computed – using the financial tool already referred to. Rehousing costs⁵ add to these burdens, considering they amount to about 200 euros per family, supposing the city council have enough social housing units at its disposal. It was further considered a possible curtailment of about 10% of the intervention costs in the linkage to infrastructure networks (electricity, water, sanitation and gas), architecture projects and municipal fees’ exemption. The global costs for owner result from the algebraic sum of these three parcels: loan, rehousing costs, and cost reduction casually provided by the city council.

The average burden per dwelling amounts to 32 117 euros, and the average burden per “island” to about 248 thousand euros. The net present value of these global costs to be supported by dwellings’ public or private owners was computed considering a present rate of 4.5% per annum⁶, and the payment of the interest liabilities at the end of each year, with the

⁵ These refer to provisional costs during the rehabilitation works or to permanent costs for the few cases where is doesn’t seem possible to keep some families in their “island”.

⁶ This rate matches the average capital cost rate provided by financial institutions.

redemption of the whole loaned capital (90%) at the end of the 15th year, having paid the 10% of own capital at the beginning of the intervention.

The same present rate was used in the computation of the net present value of rents, considering the rent flows take place at the end of each year during the loan period (fifteen years). The average provisional rent per dwelling – according to the urban rent law, the real estate municipal tax code, and the statements of the financial tool “Rehabilitation to rent” – amounts to about 250 euros, what means an average value of 1 924 euros per “island” and a total amount of 42 337 euros resulting from the whole rehabilitation intervention (Table 3).

Table 3: Systematization of the rents per dwelling and per “island” for the “islands” located in the urban rehabilitation area of Santos Pousada (source: Porto Domus Social, author)

Address		Number	Parish	Morphological typology	Number of dwellings	Dwelling average surface according to morphological typology	Location coefficient				New situation				
							Minimum location coefficient	Maximum location coefficient	Average location coefficient	Tributary patrimonia value per m ²	New rent per m ²	Proposed number of dwellings	Proposed new dwellings' surface	New rent per dwelling	New rent per "island"
RUA	AIRES ORNELAS	85	BONFIM	1.1	4	34,1	1	1,95	1,48	747,1	4,2	2	68,1	283	566
RUA	BARROS LIMA	731	BONFIM	5	29	39,4	1	1,95	1,48	747,1	4,2	19	60,1	249	4.737
RUA	BARROS LIMA	882	BONFIM	1.2	8	35,9	1	1,95	1,48	747,1	4,2	5	57,4	238	1.191
TRAV	BONFIM	17	BONFIM	4	28	77,3	1	1,95	1,48	747,1	4,2	36	60,1	249	8.979
RUA	CAMARA PESTANA	330	BONFIM	1.1	20	34,1	1	1,95	1,48	747,1	4,2	12	56,8	236	2.828
RUA	COUTINHO AZEVEDO	13	BONFIM	1.2	7	35,9	1	1,95	1,48	747,1	4,2	4	62,8	261	1.042
RUA	COUTINHO AZEVEDO	31	BONFIM	1.1	7	34,1	1	1,95	1,48	747,1	4,2	4	59,6	247	990
RUA	COUTINHO AZEVEDO	1	BONFIM	1.1	5	34,1	1	1,95	1,48	747,1	4,2	3	56,8	236	707
RUA	COUTINHO AZEVEDO	53	BONFIM	1.1	4	34,1	1	1,95	1,48	747,1	4,2	2	68,1	283	566
RUA	ERINHAS	58	BONFIM	3	7	48,4	1	1,95	1,48	747,1	4,2	5	67,7	281	1.405
RUA	ERINHAS	109	BONFIM	8	4	-	1	1,95	1,48	747,1	4,2	2	68,2	283	566
RUA	ERINHAS	183	BONFIM	1.2	10	35,9	1	1,95	1,48	747,1	4,2	6	59,8	248	1.489
RUA	ERINHAS	151	BONFIM	2.4	6	24,5	1	1,95	1,48	747,1	4,2	2	73,6	306	611
RUA	GOMES LEAL	34	BONFIM	1.2	10	35,9	1	1,95	1,48	747,1	4,2	6	59,8	248	1.489
RUA	GOMES LEAL	92	BONFIM	1.1	6	34,1	1	1,95	1,48	747,1	4,2	4	51,1	212	848
RUA	POVOA	471	BONFIM	1.1	14	34,1	1	1,95	1,48	747,1	4,2	9	53,0	220	1.980
RUA	POVOA	570	BONFIM	2.1	12	37,6	1	1,95	1,48	747,1	4,2	8	56,3	234	1.870
RUA	POVOA	626	BONFIM	1.1	6	34,1	1	1,95	1,48	747,1	4,2	4	51,1	212	848
TRAV	POVOA	212	BONFIM	1.1	16	34,1	1	1,95	1,48	747,1	4,2	10	54,5	226	2.263
TRAV	POVOA	263	BONFIM	2.5	9	37,6	1	1,95	1,48	747,1	4,2	6	56,3	234	1.403
TRAV	POVOA	426	BONFIM	1.2	35	35,9	1	1,95	1,48	747,1	4,2	21	59,8	248	5.212
PRAC	RAINHA D AMELIA	2	BONFIM	1.2	5	35,9	1	1,95	1,48	747,1	4,2	3	59,8	248	745
AVERAGE RENT														249	1.924
TOTAL RENT RESULTING FROM THE INTERVENTION															42.337

However, there are many other important issues that deserve further reflection. On the one hand, the tabulated net present values of rents represent respective upper limits, but if the current inhabitants are kept, these are strongly constrained by legal bounds and by their incomes. On the other hand, the owner's costs may also be aggravated, namely by fiscal and insurance burdens that, in practice, may reach values correspondent to about five monthly

rents⁷. The sale of the new 23 available dwellings, by its turn, would amount to 2.512.335 euros, what turns the rehabilitation intervention in all the “islands” of this urban rehabilitation area sustainable from an economic and financial perspective as its total costs amount to 2 416 835 euros. This scenario assumes that the available dwellings will have housing uses, but should they be used for trade or services, their income value would substantially increase.

Table 4: Systematization of the burdens and rents and of respective net present values per dwelling and per “island” (source: Porto Domus Social, author)

⁷ This can be confirmed running the simulator for consumers available at <https://www.deco.proteste.pt/investe/interactive/rentalmarket/>

Address	Number	Parish	Morphological typology	Number of dwellings	Dwelling average surface according to morphological typology	Operational intervention proposal		Rehabilitation cost			Rehabilitation burden for the private owner		Number of occupied dwellings	Relocating costs		Cost reduction in linkages to infrastructure networks and municipal fee exemption		Net present value's global cost		Newsituation					Net present value of the new rents	
						Proposed number of dwellings	Proposed new dwellings' surface	Cost per rehabilitated dwelling	Total cost of the intervention	Burden per rehabilitated dwelling	Total burden of the intervention	Cost per rehabilitated dwelling		Total cost of the intervention	Cost per rehabilitated dwelling	Total cost of the intervention	Number of new dwellings - number of occupied dwellings	Tributary value per m ²	New rent per dwelling	New rent per "island"	Net present value per dwelling	Net present value of the intervention				
AIRES ORNELAS	85	BONFIM	1.1	4	34.1	2	68.1	13.376	26.753	11.308	22.615	3	600	-1.338	-2.675	10.170	20.540	-1	747.1	4.2	283	566	36.450	72.899		
BARROS LIMA	731	BONFIM	5	29	39.4	19	60.1	17.726	336.788	14.984	284.704	13	2.600	-1.773	-33.679	13.412	253.625	6	747.1	4.2	249	4.737	32.128	610.433		
BARROS LIMA	882	BONFIM	1.2	8	35.9	5	57.4	23.782	118.912	20.105	100.523	5	1.000	-2.378	-11.891	17.926	89.631	0	747.1	4.2	238	1.191	30.707	153.536		
BONFIM	17	BONFIM	4	28	77.3	36	60.1					22	4.400					14	747.1	4.2	249	8.979	32.145	1.157.220		
CAMARA PESTANA	330	BONFIM	1.1	20	34.1	12	56.8	33.824	405.885	28.593	343.115	12	2.400	-3.382	-40.589	25.411	304.927	0	747.1	4.2	236	2.828	30.375	364.497		
COUTINHO AZEVEDO	13	BONFIM	1.2	7	35.9	4	62.8	18.334	73.336	15.499	61.995	4	800	-1.833	-7.334	13.865	55.461	0	747.1	4.2	261	1.042	33.586	134.344		
COUTINHO AZEVEDO	31	BONFIM	1.1	7	34.1	4	59.6	11.704	46.817	9.894	39.577	5	1.000	-1.170	-4.682	8.924	35.895	-1	747.1	4.2	247	990	31.893	127.574		
COUTINHO AZEVEDO	1	BONFIM	1.1	5	34.1	3	56.8	11.147	33.441	9.423	28.269	3	600	-1.115	-3.344	8.508	25.525	0	747.1	4.2	236	707	30.375	91.124		
COUTINHO AZEVEDO	53	BONFIM	1.1	4	34.1	2	68.1	24.159	48.318	20.423	40.846	3	600	-2.416	-4.832	18.207	36.614	-1	747.1	4.2	283	566	36.450	72.899		
ERINHAS	58	BONFIM	3	7	48.4	5	67.7	40.626	203.128	34.343	171.714	5	1.000	-4.063	-20.313	30.480	152.401	0	747.1	4.2	281	1.405	36.219	181.093		
ERINHAS	109 B	BONFIM	8	4	34.1	2	68.2	13.388	26.776	11.317	22.635	1	200	-1.339	-2.678	10.179	20.157	1	747.1	4.2	283	566	36.481	72.962		
ERINHAS	183	BONFIM	1.2	10	35.9	6	59.8	28.570	171.420	24.152	144.910	6	1.200	-2.857	-17.142	21.495	128.968	0	747.1	4.2	248	1.489	31.987	191.920		
ERINHAS	151	BONFIM	2.4	6	24.5	2	73.6	14.449	28.898	12.214	24.429	4	800	-1.445	-2.890	10.969	22.339	-2	747.1	4.2	306	611	39.372	78.745		
GOMES LEAL	34	BONFIM	1.2	10	35.9	6	59.8	18.737	112.420	15.839	95.034	6	1.200	-1.874	-11.242	14.165	84.992	0	747.1	4.2	248	1.489	31.987	191.920		
GOMES LEAL	92	BONFIM	1.1	6	34.1	4	51.1	10.032	40.129	8.481	33.923	4	800	-1.003	-4.013	7.678	30.710	0	747.1	4.2	212	848	27.337	109.349		
POVOA	471	BONFIM	1.1	14	34.1	9	53.0	14.607	131.463	12.348	111.132	9	1.800	-1.461	-13.146	11.087	99.786	0	747.1	4.2	220	1.980	28.350	255.148		
POVOA	570	BONFIM	2.1	12	37.6	8	56.3	16.362	130.896	13.832	110.653	8	1.600	-1.636	-13.090	12.395	99.163	0	747.1	4.2	234	1.870	30.131	241.046		
POVOA	626	BONFIM	1.1	6	34.1	4	51.1	5.111	20.442	4.320	17.281	4	800	-5.11	-2.044	4.009	16.037	0	747.1	4.2	212	848	27.337	109.349		
TRAV POVOA	212	BONFIM	1.1	16	34.1	10	54.5	9.416	94.159	7.960	79.597	10	2.000	-942	-9.416	7.218	72.181	0	747.1	4.2	226	2.263	29.160	291.598		
TRAV POVOA	263	BONFIM	2.5	9	37.6	6	56.3	5.634	33.806	4.763	28.578	7	1.400	-563	-3.381	4.400	26.598	-1	747.1	4.2	234	1.403	30.139	180.835		
TRAV POVOA	426	BONFIM	1.2	35	35.9	21	59.8	15.859	333.048	13.407	281.542	19	3.800	-1.586	-33.305	12.021	252.037	2	747.1	4.2	248	5.212	31.987	671.720		
RAINHA D AMELIA	2	BONFIM	1.2	5	35.9	3	59.8					3	600			-	-	0	747.1	4.2	248	745	31.987	95.960		
TOTAL AND AVERAGE INTERVENTION COST AND INCOME																		17		249	1.924	32.117	248.008			

4. CONCLUSIONS AND RECOMMENDATIONS

This study stresses how urban rehabilitation interventions can strongly encourage and support an honourable social cohesion and integration – namely on housing quality and comfort

grounds – in order to settle a feasible alternative to the traditional trust in welfare state that should shoulder all the social needs, but that faces increasing financial difficulties that hamper the achievement of its social function.

It clearly shows that the sketch of proper financial instruments turns rehabilitation interventions sustainable from an economic and financial perspective, thus strengthening their social impact. And it supports the achievement of the most important goal of this kind of intervention: to provide deprived families better housing conditions, still assuring their social inclusion in the centre of cities, where they have always traditionally lived.

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